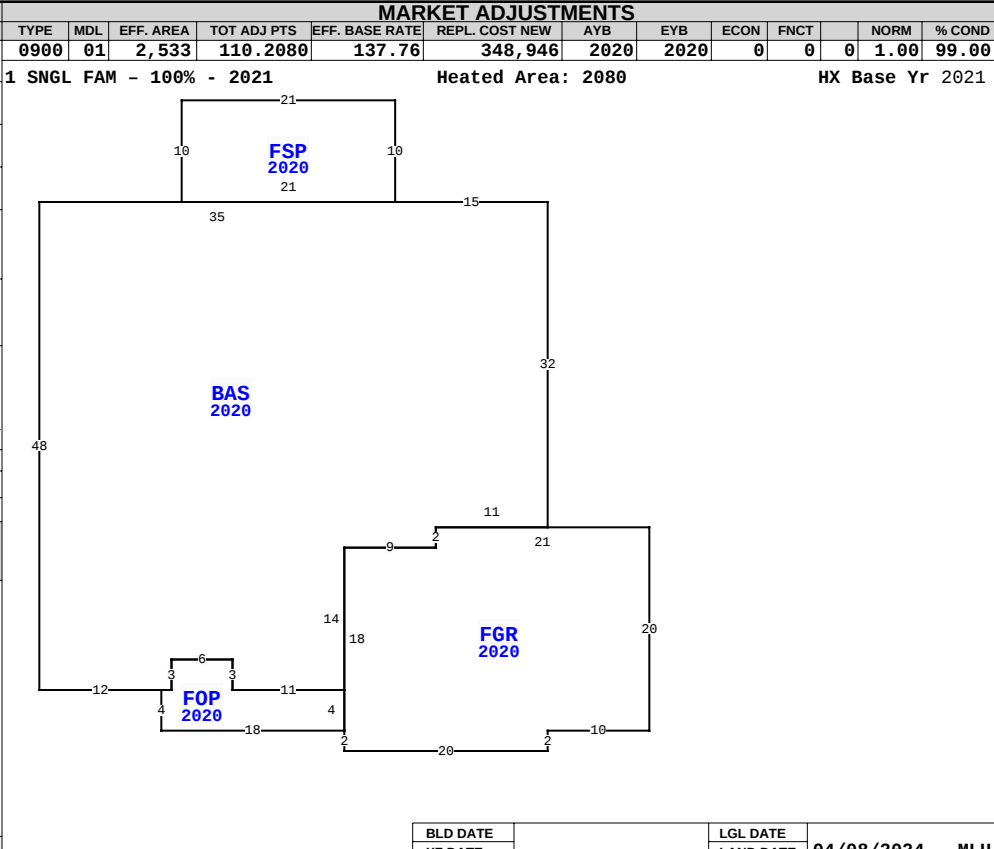




BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4041.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,080	100	2,080	283,676
FGR	622	55	342	46,643
FOP	90	30	27	3,683
FSP	210	40	84	11,456
TOTALS	3,002		2,533	345,457



34123 LAVENDER PARKE DR, FERNANDINA BEACH, FL 32034

L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0810	CONCRETE A	0 100	20	3	60.00	SF	6.50	6.50	100	2020	2020	3	99	386	
2	0811	CONCRETE B	0 100	0	0	802.00	SF	5.20	5.20	100	2020	2020	3	99	4,129	
3	0462	ST/AL FNC	0 100	192	0	768.00	SF	10.00	10.00	100	2020	2020	3	93	7,142	
4	0463	FENCE GATE	0 100	0	0	2.00	UT	300.00	300.00	100	2020	2020	3	96	576	

LAND DESCRIPTION										TOTAL OB/XF									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR
1	000134	C	SFR POND	100			0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000		

NASSAU COUNTY PROPERTY										PAGE 1 of 1									
VALUATION SUMMARY										4									
VALUATION BY										STANDARD									
Tax Group: 4										Tax Dist:									
BUILDING MARKET VALUE										345,457									
TOTAL MARKET OB/XF VALUE										12,233									
TOTAL LAND VALUE - MARKET										75,000									
TOTAL MARKET VALUE										432,690									
SOH/AGL Deduction										127,977									
ASSESSED VALUE										304,713									
TOTAL EXEMPTION VALUE										HX HB 50,000									
BASE TAXABLE VALUE										254,713									
TOTAL JUST VALUE										432,690									
NCON VALUE										0									
INCOME VALUE																			
PREVIOUS YEAR MKT VALUE										407,236									

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C204829	CO ISSUED	0	11/30/2020
B204829	NEW CONSTR	292,293	06/23/2020

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
2413/1679	12/02/2020	WD	Q	I	02	347,900			
GRANTOR: FLORA PARKE DEVELOPME									
GRANTEE: SCHULTZ WAYNE C & S									
2389/0363	8/27/2020	WD	U	V	30	68,000			
GRANTOR: FLORA PARKE DEVELOPME									
GRANTEE: SEDA CONSTRUCTION C									

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2020] W15 FSP=[YR=2020] N10 W21 S10 E21\$ W35 S48 E12 FOP=[YR=2020] S4 E18 FGR=[YR=2020] S2 E20 N2 E10 N20 W21 S2 W9 S18\$ N4 W11 N3 W6 S3 W1\$ E1 N3 E6 S3 E11 N14 E9 N2 E11 N32\$.									